



California Regional Water Quality Control Board


San Diego Region

Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov/rwqcb9/>
9174 Sky Park Court, Suite 100, San Diego, California 92123
Phone (858) 467-2952 • FAX (858) 571-6972



TO: File No. 10-3020505.02, Ryland Homes of California, Inc., Serenada Site

FROM: Eric Becker 
Water Resource Control Engineer
Watershed Protection Unit, Northern Region
SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD

DATE: June 4, 2003

SUBJECT: BMP Inadequacy, February 28, 2003 through April 15, 2003, Ryland Homes of California, Inc., Serenada Site, Murrieta, Riverside County, WDID No. 9 37S320505

The purpose of the memorandum to augment the file on the inspections that I have conducted at Ryland Homes' Sereanda site. I have inspected over 200 construction sites in the last two years with the Regional Board. Based upon this professional experience, I am making the following observations about the inadequacy of the Serenada site's Best Management Practices (BMPs).

The Regional Board first inspected the site on February 13, 2003 and noted several violations including sediment discharges and lack of adequate BMPs. I discussed these violations and site conditions with Deborah Woodward and Megan Fisher of the Regional Board prior to inspecting the site on February 28, 2003. At the time of the February 28, 2003 inspection, I observed evidence of sediment discharges, failed BMPs, lack of adequate BMPs, and lack of adequate BMP maintenance throughout the site. After the site inspection, I spoke to Bob Williams (Onsite Superintendent for Ryland Homes) in person about the observed violations and the need for corrective actions. On or about March 6, 2003, I also discussed by telephone these violations and need for corrective actions with Mr. Charlie Weeks of Ryland Homes' Corporate Office and Mr. Weeks indicated that these violations would be addressed.

On March 20, 2003, I reinspected the site on check site conditions and BMPs after a March 15-16 rain event. At the time of the inspection, the violations noted during the February 28, 2003 inspection had not been adequately addressed throughout the site. This included continued inadequate BMP implementation and maintenance. I informed Mr. Bob Williams in person that about the need for additional BMPs and he indicated that slopes for the project would be covered with straw mats. Of particular note, was the lack of straw matting on the Ryland Homes slopes as compared to the adjacent KB Homes site. I documented this in my March 20, 2003 inspection

California Environmental Protection Agency

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at <http://www.swrcb.ca.gov>.

Recycled Paper



report with a photograph of the channel that runs under Nutmeg Street and divides the Ryland Homes and KB Homes developments.

Frank Melbourn and I inspected the site on April 15, 2003 to check conditions after an April 14, 2003 rain event. At the time of the inspection, Ryland Homes had implemented temporary erosion control (straw mats) on the eastern exterior slopes (similar to those installed by KB Homes) and additional sediment control (gravel bags) on interior streets. No additional temporary erosion control BMPs had been implemented on northern exterior slopes and all interior slopes. At the time of the inspection, we observed evidence of erosion and additional sediment discharges from northern slopes. We discussed with Mr. Bob Williams in person the need to address the areas where discharges were noted and he indicated that he would put plastic over the area as a temporary erosion control BMP.

\\S:\Compliance Assurance\Enforcement Orders\ACL\Ryland Homes\Serenada\Becker Statement.doc

